

**A PRESENTATION OF THE UNIVERSITY OF NORTHERN IOWA CAMPUS
MASTER PLAN UPDATE WILL BE MADE AT THE MAY BOARD MEETING**

UNI B-7

MEMORANDUM

To: Board of Regents
From: Board Office
Subject: Campus Master Plan Update
Date: May 8, 2000

Recommended Action:

Receive the update of the campus master plan report for the University of Northern Iowa.

Executive Summary:

Procedural Guide §9.02 requires the institutions to present updated campus master plans to the Board at least once every four years, or when the institution proposes changes in land use, or at the request of the Board. The University of Northern Iowa master plan was last presented to the Board in December 1995.

The University has made a number of improvements since the 1995 update of the campus master plan, which indicated concerns relative to the age and use of existing campus facilities. Since that time, the University has undertaken new construction and renovation projects to provide upgraded facilities which better serve student needs.

In addition, the University continues to undertake projects to protect existing campus facilities. These projects are consistent with the University's strategic planning goal to effectively manage internal resources and aggressively seek external resources to support University programs and aspirations (Goal Area 3).

The University sees its plans for future campus development as consistent with its strategic plan. Included are upgrades to the campus steam and electrical distribution systems, acquisition of land for future use by the Native Roadside Vegetation Enhancement Center, construction of a new sports arena, and development of the south campus area.

The University states that the proposed development for the south campus area is consistent with three of its four strategic planning goals: to create and maintain an intellectually demanding and stimulating environment for all members of the University community (Goal Area 1); to promote a sense of community with the University (Goal Area 2); and to develop appreciation and support for the values, programs and services of the University (Goal Area 4). A map indicating the areas of proposed future development is included as Attachment A on page 6.

University representatives will present the campus master plan update at the May Board meeting. A booklet outlining the updated plan is included with the Board's docket materials.

Background and Analysis:

Planning activities at the University are based on previous campus master plans and planning efforts. The 1968 "Comprehensive Campus Master Plan" prepared by Caudill Rowlett Scott of Houston, Texas, introduced the concept of concentric zones of land use to reinforce the idea of a compact, unified campus. With this concept, a central core consisting of the library and student union as a vehicle-free zone is surrounded by a zone or ring of academic colleges each having a designated area; subsequent zones contain student housing, physical education and support facilities. This concept continues to serve as the basis for the University's current master plan. Decisions related to campus development have been based on this original concept, which encourages a pedestrian-oriented, compact, park-like campus. The concept is still valid for the campus population levels projected in the current strategic plan.

As part of the University's campus planning process, potential updates to the campus master plan are presented to the Facilities Planning Advisory Committee, which is a broad-based campus committee with representation from students, faculty, department heads, deans and administrative units. Committee recommendations are forwarded to the President's Cabinet for final action. In addition, the University Facilities Planning Office continues to review numerous elements of the existing campus as they relate to the master plan goals.

Problems identified in previous updates of the plan, including the most recent update in 1995, included aging facilities with uses that are inconsistent with usage patterns of today's modern-day campus. To respond to this concern, the University has undertaken a number of projects since the 1995 report. Recently

completed is the Gallagher-Bluedorn Performing Arts Center which will provide a modern facility to serve the needs of the School of Music as well as other University departments. The renovation of Lang Hall, which will provide updated classroom facilities and modernized space to meet the needs of the Department of Communication Studies, is expected to be completed by January 2001. Current projects being initiated include the remodeling of the Redeker Dining Center, which will update the largest residence system dining center to meet current food service needs.

The 1995 update of the campus master plan also identified an unbalanced distribution of parking as a need to be addressed. Since that time, additional parking areas have been added at the campus perimeter. The University has indicated that it will continue to study the need to provide additional parking areas on campus.

As the University embarks on its new strategic plan, careful consideration is being given to the principles and guidelines of the campus master plan so that the two are in concert and supportive of each other. As a reflection of its current strategic plan, the University has established goals to improve existing physical facilities by continued efforts to protect the building envelope and building systems. These goals are consistent with the following elements of the University's 1996-2001 strategic plan:

- Provide quality working and learning conditions;

- Provide a physical environment, which supports the activities of the University;

- Provide a clean, well-maintained, healthy, and safe environment; and

- Ensure that facilities are appropriate, aesthetically pleasing, comfortable, conducive to productivity, energy efficient, and enhance the learning and working environment.

The most recent example of these efforts includes the correction of a number of deferred maintenance deficiencies in the residence system facilities. These efforts will continue for all campus buildings in accordance with the University's strategic plan.

Future Development

Future work planned for the campus includes improvements to the campus steam and electrical distribution systems. Phase 1 of the Steam Distribution System Replacement project was included in the Board's capital appropriations request for FY 2001, but the project was not included in the 2000 General Assembly capital appropriations bill. Projects for additional improvements to the steam and electrical systems were included in subsequent years of the Board's Five-Year Capital Plan approved in September 2000.

The master plan update also indicates new areas of land of interest to the University. The largest is a 120 area located southwest of campus. The University has indicated that acquisition of this parcel would accommodate future expanded programs of the Native Roadside Vegetation Enhancement Center, which the University proposes to develop on the west campus. Approval of the project description and budget for development of the Center is requested in the University's capital register (UNI B-1).

The master plan update outlines proposed additions to the campus. Included is the construction of a new sports arena. The proposed location for the arena is a site near the UNI-Dome. The facility, as currently envisioned by the University, would provide seating for 5,000 to 6,000 spectators, and would be used for sporting events such as basketball and volleyball. These events can be better accommodated by a facility of this size. Preliminary sketches of the facility will be included in the University's presentation at the May Board meeting.

The current estimated cost of the facility is approximately \$15 million. The UNI Foundation is beginning to initiate fund raising efforts for the project, with the cost anticipated to consist entirely of private donations. The University will proceed with the project, in accordance with Board procedures, as fund raising progresses.

The UNI Foundation is evaluating the feasibility of improvements in the south campus area which would be based on a retirement community concept. The focus of the new development would be to connect the community to the University campus, accommodate senior housing as a living educational laboratory for the University, and sustain University ecological preserves in the south campus area. The University has indicated that this development would be consistent with the following elements of its 1996-2001 strategic plan:

Increase the number of relationships between the University and the business community;

Strengthen the relationship between the University and its graduates;

Increase activities that promote a sense of ownership and pride in the University among students, faculty and staff and their families;

Ensure high quality continuing education offerings that meet lifelong learning needs; and

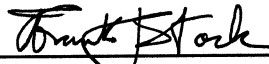
Provide intellectual resources to students, faculty, and staff, which support study, research, ad scholarship and aggressively develop the ability to deliver information in all forms.

The feasibility study for the proposed south campus development is currently underway, with completion anticipated later this year. Additional information on this proposed improvement will be provided to the Board following completion of the study and prior to proceeding with any construction in this area. The plan for the south campus area will also be addressed in the University's presentation at the May Board meeting.



Sheila Lodge

Approved:



Frank J. Stork

Scale: Not to scale
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Campus Buildings and
Campus Boundaries

■ Campus buildings
--- Campus boundary

Attachment A

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Proposed South Campus
Development Area

Proposed Area For
New Sports Arena

Proposed Native
Roadside Vegetation
Enhancement Center

Land of Interest for Native
Roadside Vegetation
Enhancement Center

